

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PALMER ST, ARLINGTON

## OWNERSHIP

Owner 1:	CARUSO MEREDITH M			
Owner 2:				
Owner 3:				
Street 1:	125 PALMER ST UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	WILLION HAROLD -		
Owner 2:	-		
Street 1:	44 SEDGE MEADOW RD		
Twn/City:	WAYLAND		
St/Prov:	MA	Cntry:	
Postal:	01778		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 917 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	493,800			493,800
Total Card	0.000	493,800			493,800
Total Parcel	0.000	493,800			493,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		538.50	/Parcel: 538.50

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	486,700	0	.		486,700	486,700	Year End Roll	12/18/2019
2019	102	FV	501,400	0	.		501,400	501,400	Year End Roll	1/3/2019
2018	102	FV	444,600	0	.		444,600	444,600	Year End Roll	12/20/2017
2017	102	FV	406,200	0	.		406,200	406,200	Year End Roll	1/3/2017
2016	102	FV	406,200	0	.		406,200	406,200	Year End	1/4/2016
2015	102	FV	370,000	0	.		370,000	370,000	Year End Roll	12/11/2014
2014	102	FV	353,600	0	.		353,600	353,600	Year End Roll	12/16/2013
2013	102	FV	353,600	0	.		353,600	353,600		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
				G6	1.		
	Spl Credit				Total:		

apro

Database: AssessPro - FY2021

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5		BRs: 2		Baths: 1		HB					

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	
Totals				
1		5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.11000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517572
Depreciation:	23808
Depreciated Total:	493764

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	917	390.290	357,89
Net Sketched Area:		917	Total:	357,89
Size Ad	917	Gross Are	917	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
7						

**IMAGE**

**AssessPro** Patriot Properties, Inc

